CARROLL COUNTY GOVERNMENT
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Jay C. Voight
Zoning Administrator
Office of Zoning Administration

Official Decision
Case ZA-1264
Zoning Administration
Carroll County, Maryland

APPLICANT:	Linda Kaim
REQUEST:	Variance from 400 feet to 211 feet and a variance from 400 feet to 263 feet for a commercial kennel
LOCATION:	1443 Old Taneytown Road, Westminster, MD 21158
MAP/BLOCK/PARCEL:	38/8/138
APPLICABLE REGULATIONS:	Chapters 223-116, 223-71(A) (12) and 223-181
HEARING HELD:	February 2, 2011

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the variances are **granted**.

Facts which support the request for relief from the strict terms of the Ordinance, in this case, variances from 400 feet to 211 feet and 400 feet to 263 feet for a commercial kennel are as follows:

The Board of Zoning Appeals, on December 28, 2010, approved a commercial kennel with the requirement that additional variances were needed from adjoining property owners. After a visit to the site, there is adequate vegetation separating the adjoining property owners from any noise the kennel would cause. The proposed kennel will be located in the owner's house with minimal training occurring outside.

No neighbors were present at the hearing opposing the variances; therefore, the granting of these variances should have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of this decision.

Note: An appeal of a Decision made pursuant to Chapter 223-181.2 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrator's decision in accordance with Chapter 223-182 and 223-188 of the Code of Public Local Laws and Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-181 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

Feb 4 2011
Date

Jay C Voight
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